

LEGEND:

*** CHAIN LINK FENCE



**FIGURE 4
EM IN-PHASE (METAL SENSITIVE)
CONTOUR MAP - 8,000 Hz**

PARCEL D
ATWATER STREET
DETROIT, MICHIGAN

Client

**AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN**

**GEOPHYSICAL IMAGING, INC.
7357 WOODSHIRE LN
HOLLAND, OH 43528**

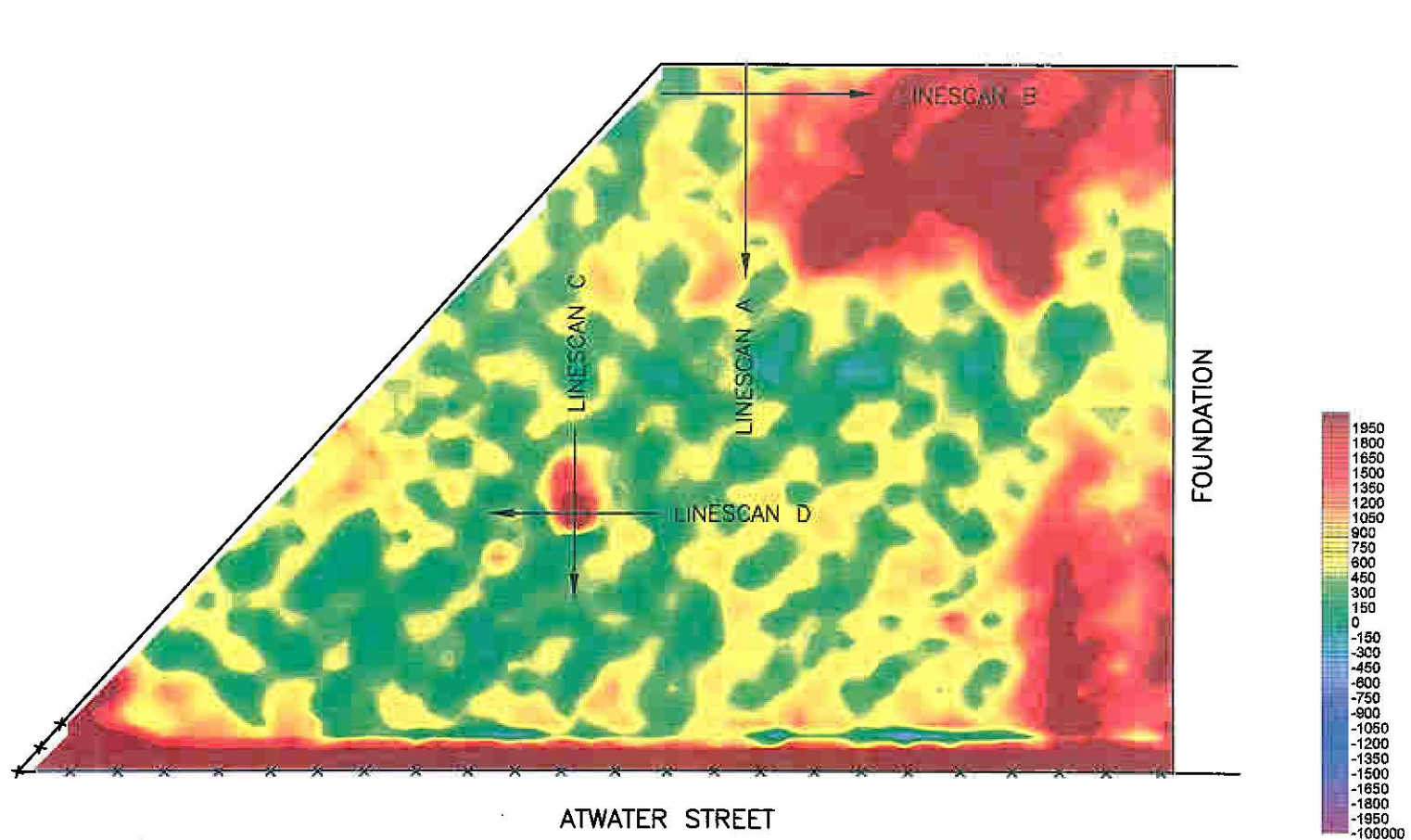
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DRAWING NAME

06-189Fig4





LEGEND:

**- CHAIN LINK FENCE

APPROXIMATE
SCALE - FEET



FIGURE 5
EM QUADRATURE (TERRAIN CONDUCTIVITY)
CONTOUR MAP - 12,000 Hz

PARCEL D
ATWATER STREET
DETROIT, MICHIGAN

Client

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DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
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HOLLAND, OH 43528

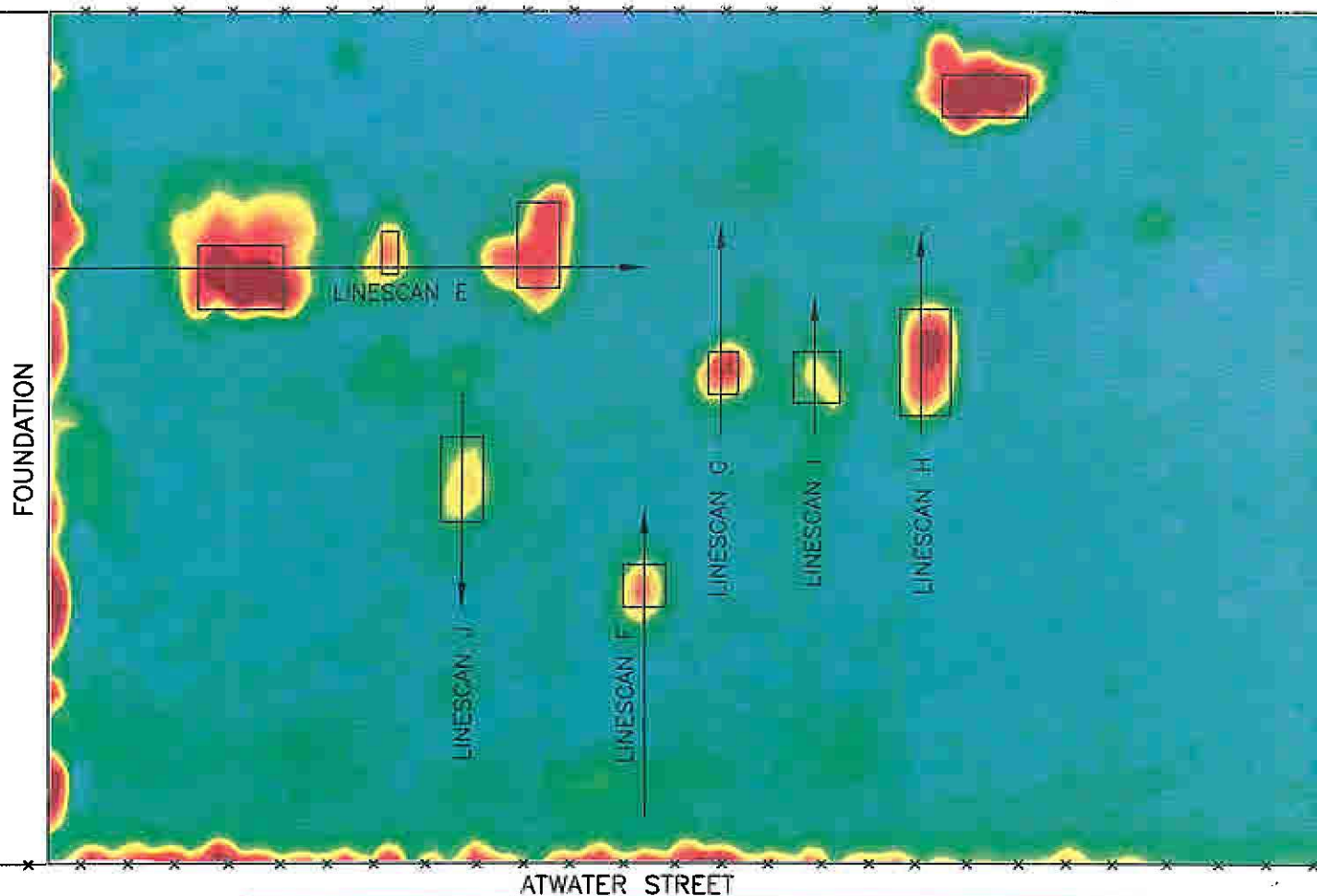
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06-189Fig5





LEGEND:

- ** CHAIN LINK FENCE
- STRONG EM IN-PHASE ANOMALY AREA, INTERPRETED POSSIBLE UST.



FIGURE 6
EM IN-PHASE (METAL SENSITIVE)
CONTOUR MAP - 8,000 Hz

PARCEL F
 ATWATER STREET
 DETROIT, MICHIGAN

Client

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 DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
 7357 WOODSHIRE LN
 HOLLAND, OH 43528

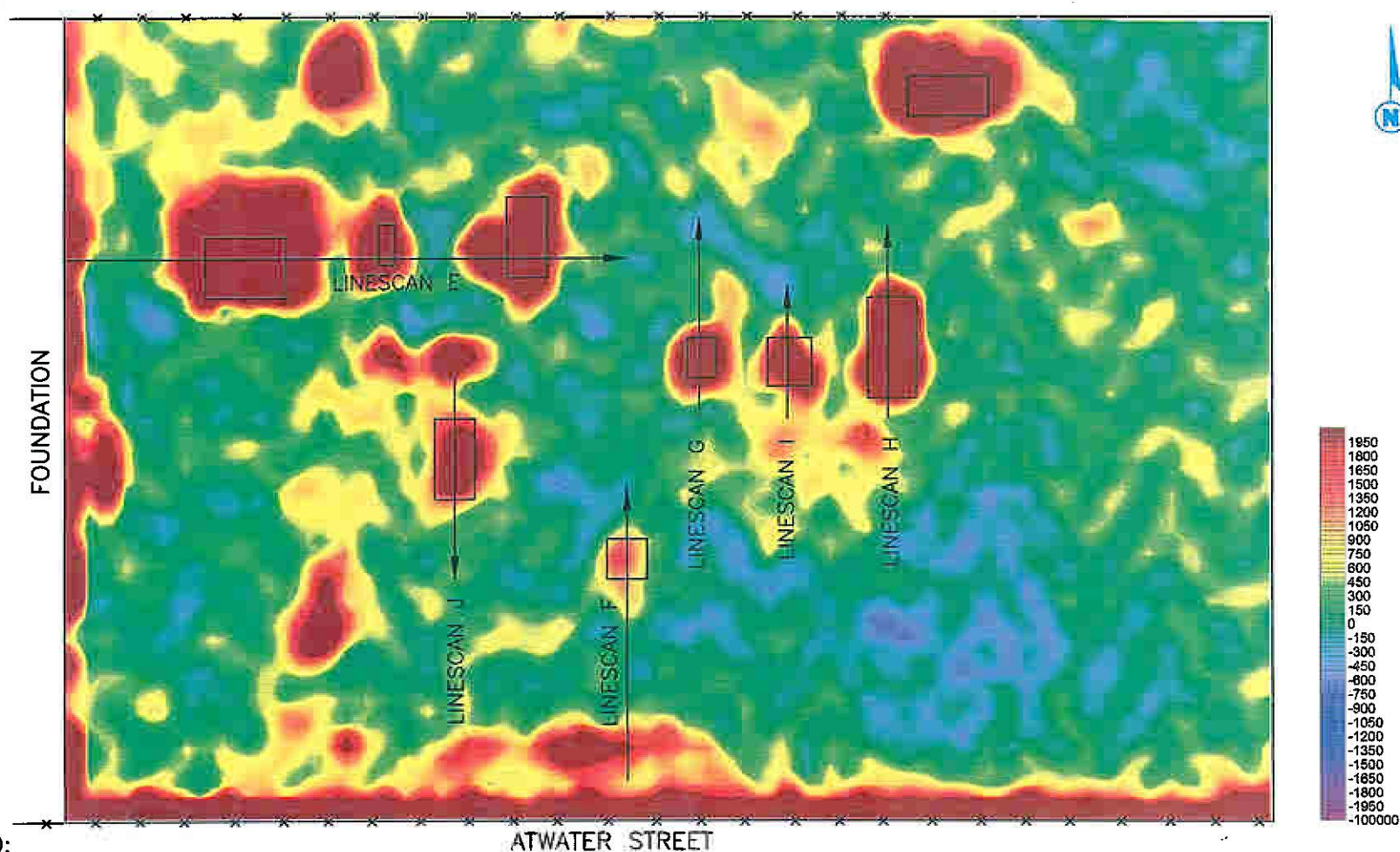
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06-189Fig6





LEGEND:

- ** CHAIN LINK FENCE
- STRONG EM IN-PHASE ANOMALY AREA, INTERPRETED POSSIBLE UST.

APPROXIMATE
SCALE - FEET



FIGURE 7 EM QUADRATURE (TERRAIN CONDUCTIVITY) CONTOUR MAP - 12,000 Hz

PARCEL F
ATWATER STREET
DETROIT, MICHIGAN

Client

AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
7357 WOODSHIRE LN
HOLLAND, OH 43528

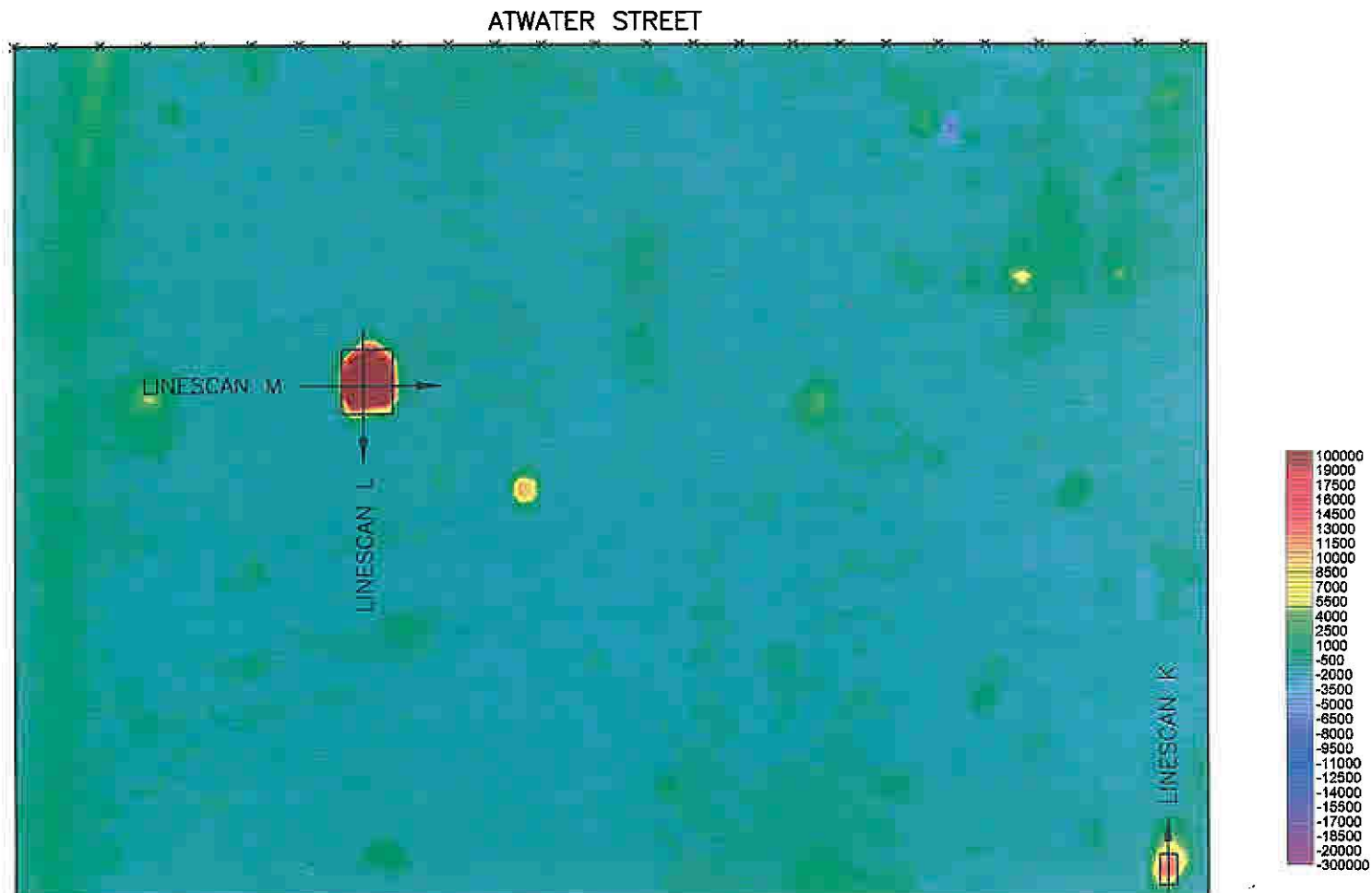
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DRAWING NAME

06-189Fig7





LEGEND:

- **- METAL FENCE
- STRONG EM IN-PHASE
ANOMALY AREA, INTERPRETED
POSSIBLE UST.



FIGURE 8
EM IN-PHASE (METAL SENSITIVE)
CONTOUR MAP - 8,000 Hz

PARCEL H
ATWATER STREET
DETROIT, MICHIGAN

Client

AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
7357 WOODSHIRE LN
HOLLAND, OH 43528

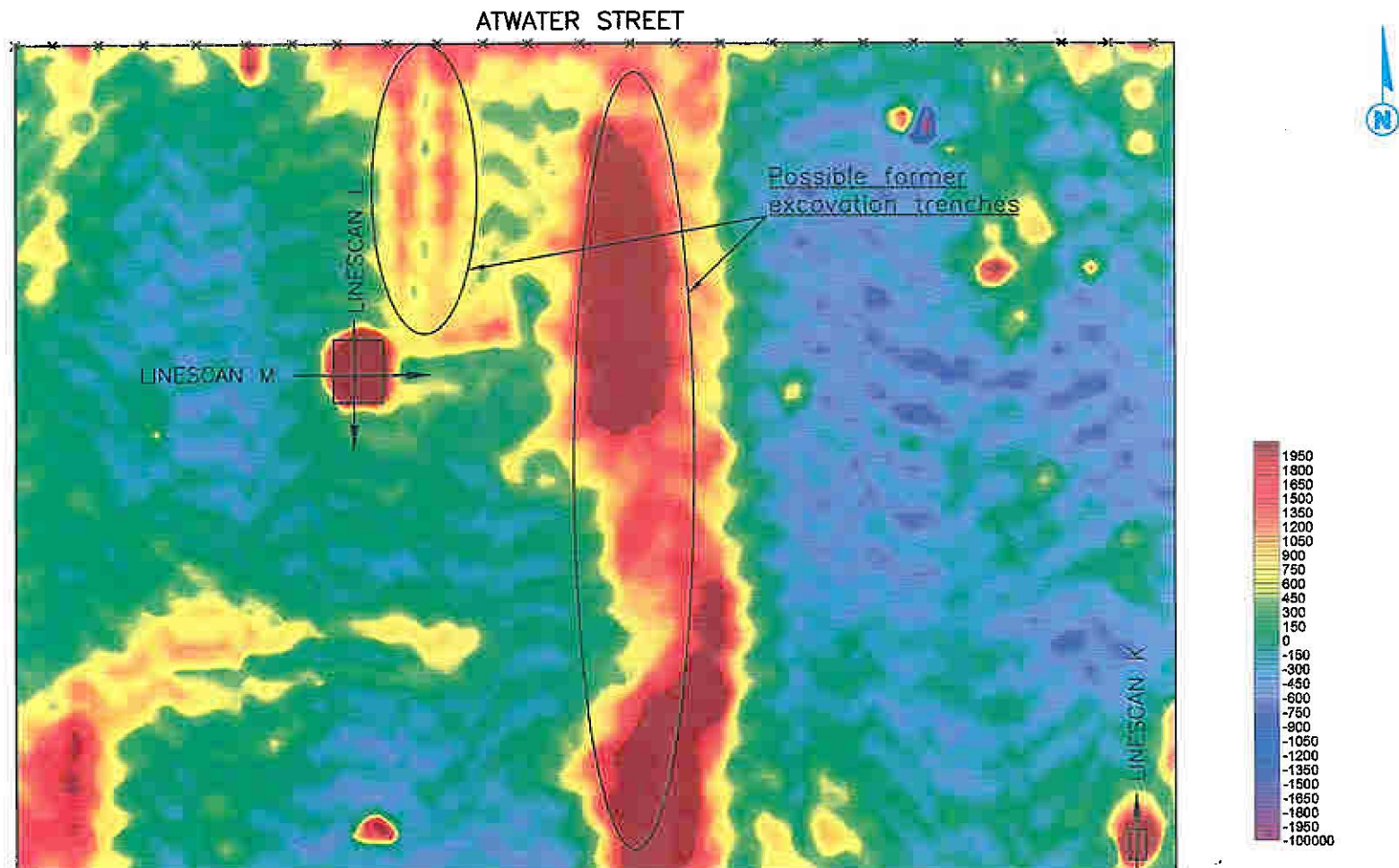
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DRAWING NAME

06-189Fig8





LEGEND:

- **- METAL FENCE
- STRONG EM IN-PHASE
ANOMALY AREA, INTERPRETED
POSSIBLE UST.



FIGURE 9
EM QUADRATURE (TERRAIN CONDUCTIVITY)
CONTOUR MAP - 8,000 Hz

PARCEL H
ATWATER STREET
DETROIT, MICHIGAN

Client

AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
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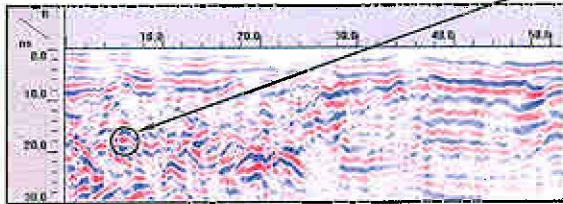
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DRAWING NAME

06-189Fig9

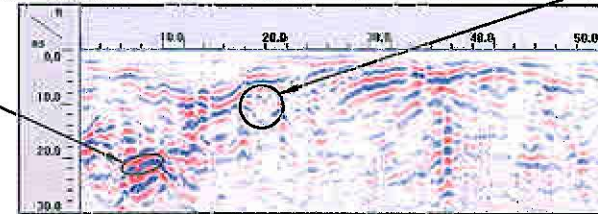


LINESCAN A: shallow hyperbolic reflection response over moderate EM anomaly area, interpreted possible pipe.

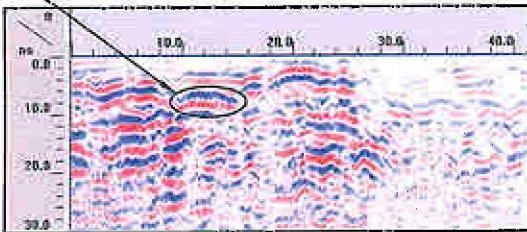


LINESCAN B: shallow hyperbolic reflection response over moderate EM anomaly area, interpreted possible pipe.

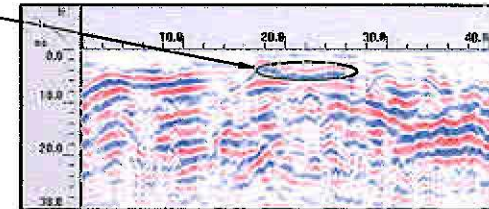
Possible
Concrete



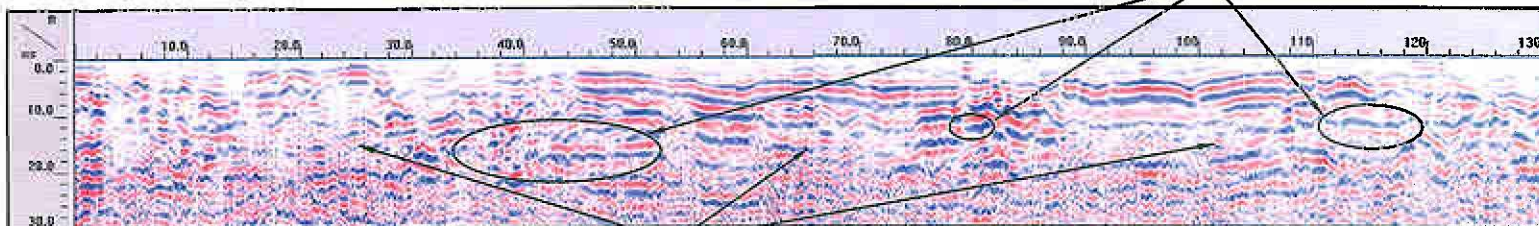
LINESCAN C: shallow hyperbolic reflection response over moderate EM anomaly area, interpreted possible rebar concrete.



LINESCAN D: shallow hyperbolic reflection response over moderate EM anomaly area, interpreted possible rebar concrete.



LINESCAN E: over strong EM anomaly area, interpreted possible rebar concrete/metal debris.



Strong Signal Attenuation Effects

FIGURE 10
TARGETED GPR LINESCANS
LINESCANS A, B, C, D, AND E
PARCELS D AND F
ATWATER STREET
DETROIT, MICHIGAN

Client

AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
7357 WOODSHIRE LN
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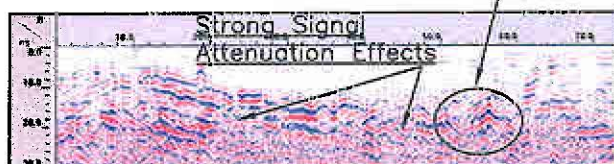
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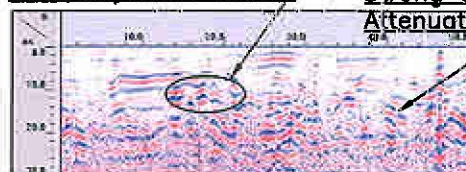
06-189Fig10



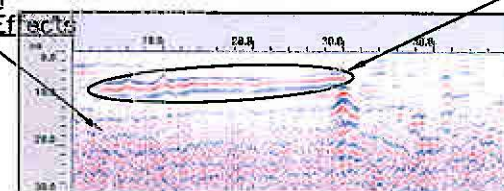
LINESCAN F: over strong EM anomaly area,
interpreted possible UST/metal debris.



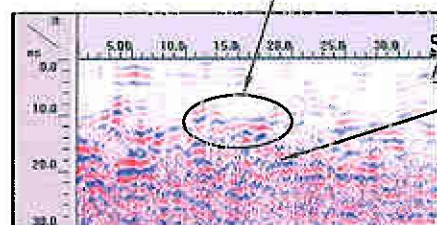
LINESCAN G: over strong EM anomaly
area, interpreted possible rebar
concrete/metal debris.



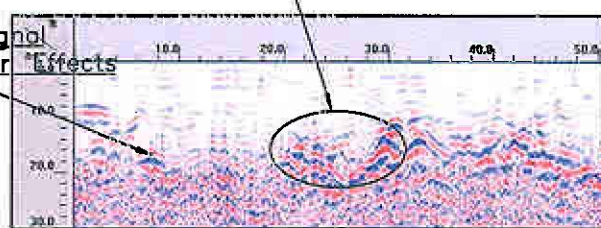
LINESCAN H: over strong EM anomaly
area, interpreted possible rebar concrete.



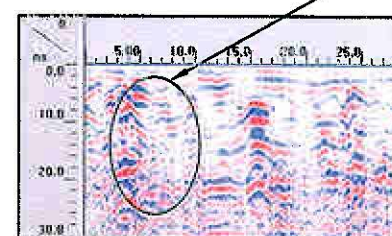
LINESCAN I: over moderate EM anomaly
area, interpreted possible rebar
concrete/metal debris.



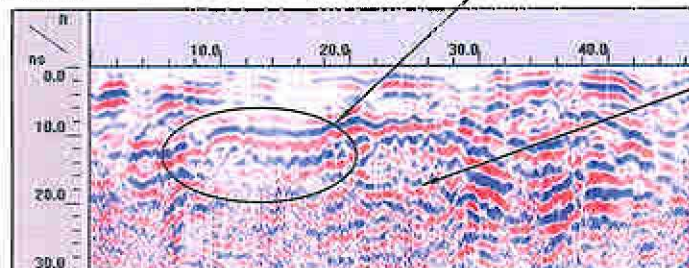
LINESCAN J: over moderate EM anomaly
area, interpreted possible rebar
concrete/metal debris.



LINESCAN K: over strong EM anomaly area,
interpreted possible UST/metal debris.



LINESCAN L: over strong EM anomaly area,
interpreted possible UST/metal debris.



LINESCAN M: over strong EM anomaly area,
interpreted possible UST/metal debris.

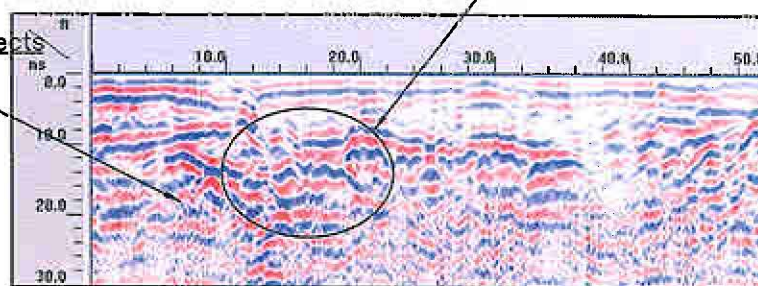


FIGURE 11
TARGETED GPR LINESCANS
LINESCANS F, I, J, K, L, AND M
PARCELS F AND H
ATWATER STREET
DETROIT, MICHIGAN

Client
AKT PEERLESS ENVIRONMENTAL SERVICES
DETROIT, MICHIGAN

GEOPHYSICAL IMAGING, INC.
7357 WOODSHIRE LN
HOLLAND, OH 43528

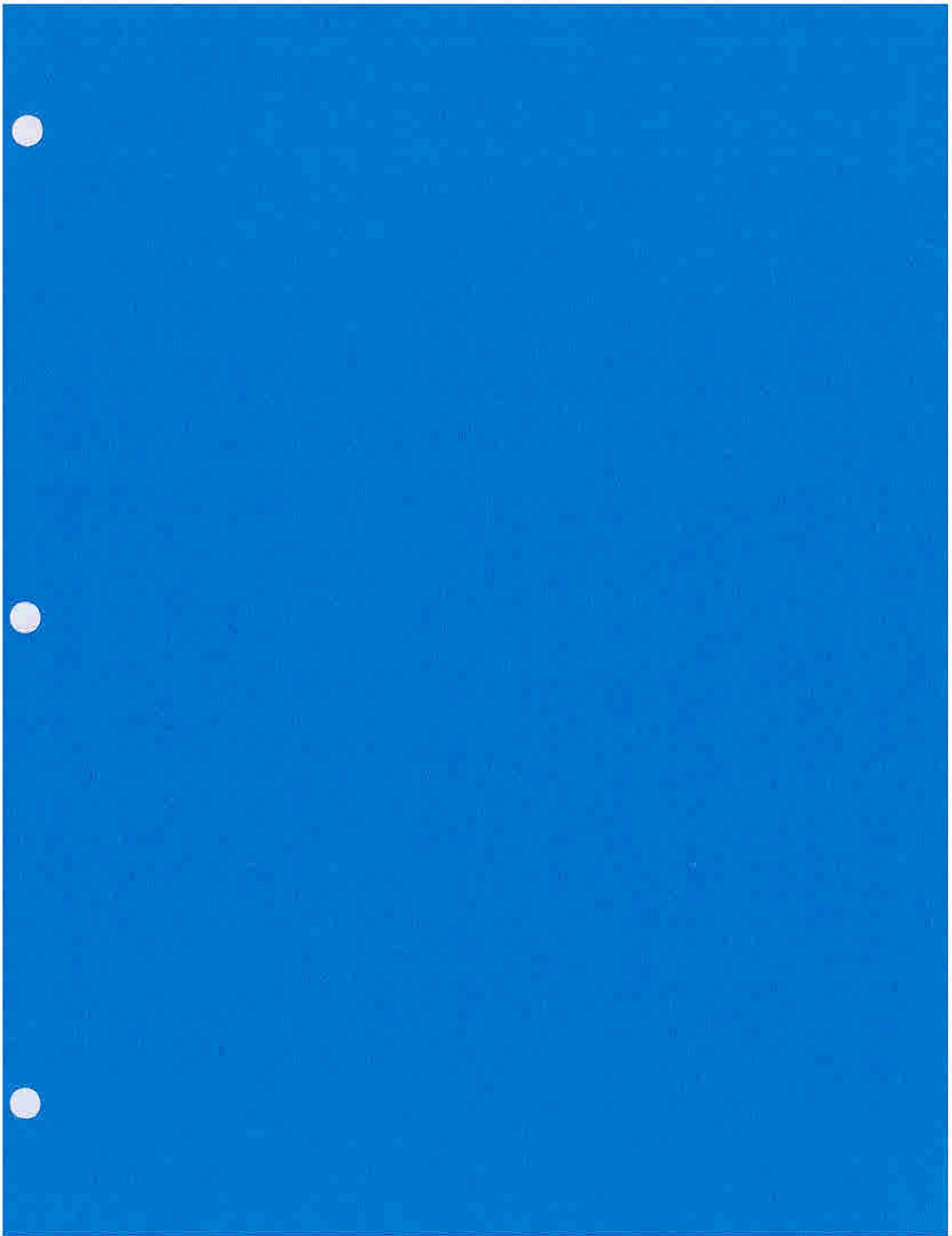
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DRAWING NAME

06-189Fig11





APPENDIX C

Legal Description of the Subject Property

General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 07000005.

Property Address

[collapse]

1470 E ATWATER
, 48207

Owner Information

[collapse]

ECONOMIC DEV CORP - CITY OF DETROIT
500 GRISWOLD STE 2200
DETROIT, MI 48226

Unit: 01

Taxpayer Information

[collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2006

[collapse]

Property Class:	301	Assessed Value:	\$1,475,176
School District:	D - DETROIT SCHOOLS	Taxable Value:	\$1,321,891
State Equalized Value:	\$1,475,176	Map #	07
DISTRICT	4	Date of Last Name Chg:	09/01/2006

Date Filed:

Principal Residence Exemption
(2006 May 1): 0.0000 %

Principal Residence Exemption
(2006 Final): 0.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2005	\$1,425,291	\$1,425,291	\$1,279,663
2004	\$1,357,420	\$1,357,420	\$1,250,893

Land Information

[collapse]

Acreage:	4.91	Frontage:	0.00 Ft.
Zoning Code:		Depth:	0.00 Ft.
Land Value:	\$2,139,630	Mortgage Code:	
Land Improvements:	\$89,415	Lot Dimensions/Comments:	N/A
Renaissance Zone:	NO		

Legal Information

[collapse]

S ATWATER 3 THRU 1 SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, WCR 7/2 6 THRU 2 PLAT OF GUOIN FARM L11
P596 DEEDS, W C R 7/3 213,963 SQ FT

Sales Information

4 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/ Page
09/01/2006	\$1.00	PTA	CITY OF DETROIT	ECONOMIC DEV CORP - CITY OF DETROIT	GOVERNMENT TRANSFER	
07/03/2003	\$1.00	WD	LAFARGE MIDWEST INC	CITY OF DETROIT	MULTIPLE PARCELS	
11/01/2000	\$1.00	QC			NA-NOT ACCEPTABLE	33577:00250
06/01/2000	\$1.00	QC			NA-NOT ACCEPTABLE	32449:00260

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[Privacy Policy](#)



APPENDIX D
Property Photographs



*PHOTOGRAPH NO. 1: SUBJECT PROPERTY (PARCEL H)
AS VIEWED FACING NORTH*



*PHOTOGRAPH NO. 2: SUBJECT PROPERTY (PARCEL H)
AS VIEWED FACING EAST*

AKTPEERLESS
environmental services

RECONNAISSANCE PHOTOGRAPHS
ATWATER LOFTS
(SOUTH)
ATWATER STREET, RIOPELLE STREET,
RIVARD STREET, AND GUOIN STREET
DETROIT, MICHIGAN

TAKEN BY: M. BAHORSKI
DATE: 10.10.06

PROJECT NUMBER: 5133D-6-20



*PHOTOGRAPH NO. 3: SUBJECT PROPERTY (PARCEL H)
AS VIEWED FACING SOUTH*



*PHOTOGRAPH NO. 4: SUBJECT PROPERTY (PARCEL H)
AS VIEWED FACING WEST*

AKTPEERLESS
environmental services

RECONNAISSANCE PHOTOGRAPHS
ATWATER LOFTS
(SOUTH)
ATWATER STREET, RIOPELLE STREET,
RIVARD STREET, AND GUOIN STREET
DETROIT, MICHIGAN

TAKEN BY: M. BAHORSKI
DATE: 10.10.08

PROJECT NUMBER: S153D-6-20



PHOTOGRAPH NO. 5: DEBRIS PILE LOCATED ON NORTHERN PORTION OF THE SUBJECT PROPERTY (PARCEL H)



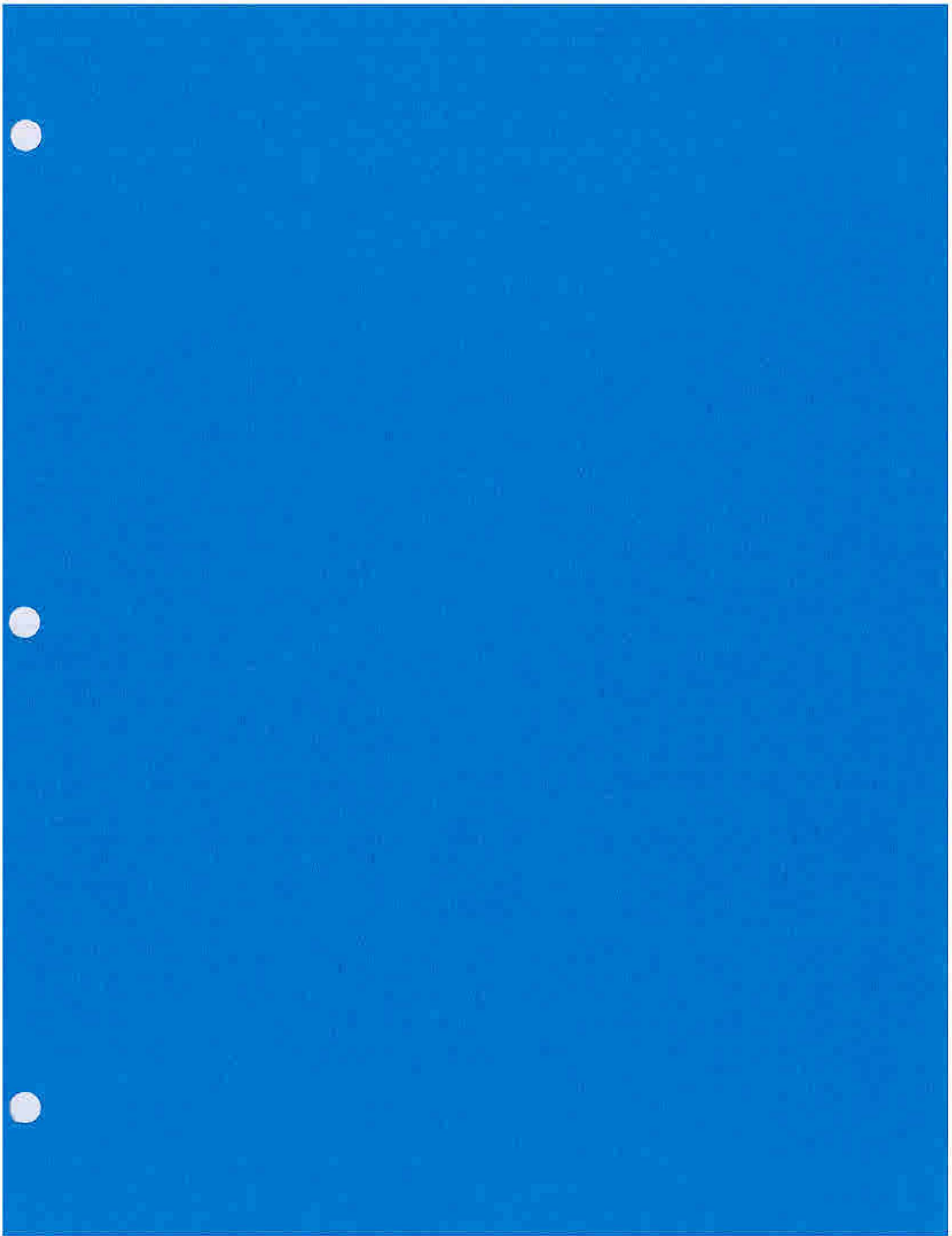
PHOTOGRAPH NO. 6: COAL LOCATED ON THE WESTERN PORTION OF THE SUBJECT PROPERTY (PARCEL H).

AKTPEERLESS
environmental services

RECONNAISSANCE PHOTOGRAPHS
ATWATER LOFTS
(SOUTH)
ATWATER STREET, RIOPELLE STREET,
RIVARD STREET, AND GUOIN STREET
DETROIT, MICHIGAN

TAKEN BY: M. BAHORSKI
DATE: 10.10.06

PROJECT NUMBER: 5133D-6-20



APPENDIX E

AKT Peerless' Professional Experience

TIMOTHY J. MCGAHEY, CHMM

PROFESSIONAL PROFILE

Senior Project Manager

Environmental Compliance and Assessment Services

EDUCATION

Aquinas College, Michigan
B.S., Environmental Science, 1998

PROFESSIONAL EXPERIENCE

Senior Environmental Consultant, AKT Peerless Environmental Services

AREA OF EXPERTISE

Expertise includes: (1) conducting Phase I environmental site assessments (ESAs), (2) conducting environmental compliance audits, (3) field management and activities coordination, (4) coordinating environmental investigations, and (5) asbestos building inspections.

Additional expertise includes: (1) conducting field operations such as soil, surface water, and groundwater sampling, (2) oversight of field operations such as monitoring well installation, and contaminant delineation, (3) preparing Phase II Subsurface Investigation Reports, (4) preparing Baseline Environmental Assessment Reports, (4) preparing Section 20107a Compliance Evaluations, (5) conducting geophysical surveys, (6) preparing US EPA Work Plan/Sampling Analysis Plans, and (7) creating maps, diagrams, and drawings.

Supporting area of expertise include a working knowledge of state and federal environmental regulations applicable to wastewater discharges, toxic release inventory reporting, and hazardous chemical inventory reporting.

Mr. McGahey has over seven years of experience in investigative activities regarding hazardous materials, substances or contaminants; including environmental site assessment and long-term monitoring and removal activities. Mr. McGahey has conducted subsurface investigations to evaluate the presence and/or extent of soil and groundwater contamination.

SUMMARY OF SELECTED PROJECTS

- (1) Performed Phase I ESAs (including project management, site reconnaissance, regulatory and historical records investigations, and report completion) for financial institutions, manufacturing facilities, real estate developers, property managers, and insurance companies. Properties included industrial, commercial, and residential sites. Properties assessed were located in Michigan, Ohio, Indiana, Virginia, Arizona, Texas, Oklahoma, Tennessee, and Nebraska.
- (2) Conducted environmental compliance audit for plastics forming facility. Audit focused on determining the facility degree of compliance with applicable federal, state and local environmental regulations and recommending actions to achieve compliance.
- (3) Performed Environmental Transaction Screen Assessments (including project management, field activity, site reconnaissance, regulatory historical records investigations, and report completion) for financial institutions.

- (4) Prepared annual Toxic Chemical Release Inventory (Form R) and Hazardous Chemical Inventory (Tier II) reports for industrial facilities.
- (5) Prepared quarterly Wastewater Discharge Permits for plastics forming facility.
- (6) Prepared Storm Water Pollution Prevention Plans for various manufacturing facilities.
- (7) Conducted hazardous materials surveys for operating and abandoned industrial facilities.
- (8) Supervised drilling and mobile lab operations. Activities included: selecting boring locations, collecting soil samples, field screening soil samples, installing monitoring wells, and selecting samples for laboratory analysis.
- (9) Supported USEPA in a critical removal action for an abandoned industrial facility in Hamtramck, Michigan.
- (10) Conducted vertical profiling and discrete sampling of groundwater at specific depths to determine the vertical extent of contamination. Conducted delineation procedures to determine the exact location and extent of soil contamination.
- (11) Conducted geophysical surveys using an EM-61MK2 metal detector, and prepared scaled, contoured site maps depicting anomalous areas.
- (12) Conducted long term monitoring including well development and well sampling procedures.
- (13) Provided technical expertise and project management support for the Downriver Area Brownfield Consortium (DABC) USEPA Brownfield Assessment Grants and Detroit/Wayne County Port Authority (DWCPA) Brownfield Assessment Grants. These grants are designed to empower communities in the economic redevelopment of Brownfield sites. Duties include management, oversight, property assessments; participation in monthly meetings; developing USEPA Work Plans, preparing quarterly reports, and communication with USEPA.
- (14) Conducted and managed due-diligence investigations for large-scale (more than 40 properties) portfolio property purchases.

REGISTRATIONS/CERTIFICATIONS

Certified Hazardous Materials Manager (CHMM) by the Academy of Certified Hazardous Materials Managers (Certificate No. 010213)
Health and Safety Training for Hazardous Waste Sites (OSHA-mandated 40-hour training)
OSHA 8-Hour refresher courses
Michigan Department of Environmental Quality Certified Storm Water Operator -Industrial
OSHA Confined Space Entrant and Attendant Course
Completed AHERA Asbestos Building Inspector Course
First Aid / CPR

PROFESSIONAL AFFILIATIONS

Academy of Certified Hazardous Materials Managers (ACHMM)
Michigan Chapter, ACHMM

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APPENDIX F

Draft Development Plan

III. DEVELOPMENT PLAN



East Riverfront District Vision

Imagine a five minute walk commute from a long days work. Arriving at your new @water Lofts home just in time to see the world famous Detroit 4th of July Fireworks along the serene Detroit River, which just happens to be in your front yard. Shortly after taking in the view from the rooftop garden, you and a couple of friends take a leisurely walk down to Seldom Blues. Along the way, you see colleagues from work, friends, and family enjoying neighborhood shops and cafes all along Atwater. All the while, the Tricentennial Park is packed with people strolling along enjoying the mid-summer night's breeze. We envision residents walking down the street to buy groceries for the evening and retiring to a rooftop deck to watch the sun set. Perhaps they will stop by the local coffee shop and read the paper at an outdoor seating area. Maybe an early morning jog to Belle Isle while most of the city starts to waken or a bike ride down the riverfront to see friends or visit that new store that has recently opened.



The @water Lofts will active Atwater Street by creating a vibrant, mixed-use streetscape such as that seen in this image.

Although this is fictional today, we aim to bring it to reality. Our focus is to provide a better quality of life in the city, one that meets the desires and the whimsy of the sophisticated condo buyer of today. Hines/Belmar is poised to meet this challenge.

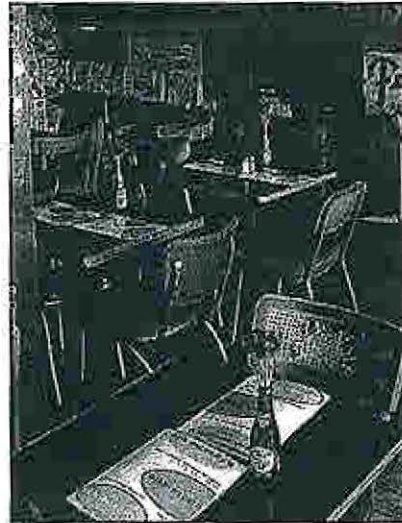
During the past eight years, the City of Detroit and General Motors have been the visionary champions of Detroit's East Riverfront. Just over eight years ago, GM acquired and redeveloped the Renaissance Center, doing so in a manner which opens the towering complex to the larger Detroit community, both physically and symbolically. Commissioned in 2002 by the City of Detroit, Cooper Robertson Associates created a master plan for the East Riverfront District, providing the guiding principles for infill development. More recently, the City of Detroit and GM have assembled a group of private corporations, foundations and governmental stakeholders to form the Detroit Riverfront Conservancy. The goal of the Conservancy is the



The @water Lofts will provide opportunities for neighborhood-scale and national retail.

creation of the Detroit Riverwalk, a pedestrian and bicycle pathway that will provide unrestricted public access to the Detroit River from Hart Plaza to Belle Isle. The transformation of Detroit's East Riverfront zone has been envisioned, and is being executed, on a scale rarely seen before. It is unfolding as a story of national significance.

@water Lofts will be the nexus of the East Riverfront District. Strategically, the site will serve as a vital activity center along Atwater Street, linking the outdoor GM Plaza and Promenade with the Tri-Centennial State Park and Harbor. We have selected the Atwater South and Atwater North parcels for our proposed development. We believe that the combination of these two sites is of vital importance to the establishment of an urban living experience. Therefore, our development proposal to the EDC is for the two sites to be viewed as a single project. Using the nine-acre combined site area, our goal is to create the anchor development of a 24-hour urban neighborhood where residents can live, work and play. We see this development as the new core of this area and it will set the standard and promote further growth within the district. Finally, the plan for this development will be executed with a dedication to quality that will help fulfill the vision shared by the City of Detroit, General Motors, the Detroit Riverfront Conservancy, and the State of Michigan that together have stepped forward together to support these extraordinary projects.



The @water Lofts will attract an exciting mix of restaurants to serve new residents.



The @water Lofts will have space for local coffee shops and various boutique style retailers.

These goals can be accomplished through urban design that recognizes the necessity for active, pedestrian-oriented building design at the street level. All parking for the @water Lofts will be in mid-block private structures hidden from view by storefronts and/or residential linear buildings at grade level. Convenient entrances to parking garages will be from side streets, minimizing their impact visually on Atwater and to the pedestrian traffic, while maintaining the integrity and the scale we are attempting to create on Atwater and Riopelle.

These changes include adding parallel parking to both sides of Atwater Street. This will slow traffic down, making the street more pedestrian friendly and livable for the residents and employees while enhancing the street-level retail along Atwater by providing convenient short-term parking and slower traffic speeds.

The retail at grade level along Atwater will be neighborhood oriented, boutique-scale offerings featuring coffee shops, dry cleaning, small produce markets, cafes and other

services typically associated with urban neighborhoods. These flexible spaces will offer opportunities for national chain stores as well as local entrepreneurs. The architectural treatment of the retail and residential elements is the key to creating a scale and rhythm that will heighten the physical and visual access to the retailers and provide a pleasant pedestrian experience. Through the use of various masonry colors and patterns, fenestration detail, awnings and signage, the articulation of the facades will become an exciting visual backdrop to the activity on the street. The street furniture, including planters, seating and waste receptacles, along with district-standard light poles, banners and pavers will create a sense of place and tie this development directly to the Detroit RiverWalk. The use of these homogenous elements will bolster the identity of the district and enhance the continuity of the streets and pathways.

We envision an area with the feel of a reclaimed waterfront warehouse zone with contemporary components. Brick is seen as the primary material, giving a nod to the industrial heritage of the district, with contemporary touches coming from expansive windows, inviting entries, colorful awnings and canopies, with creative and well-controlled sign styles. Massing of the proposed development will decrease from the ground level retail level to the residential units above. This approach establishes a strong street wall without creating a canyon effect at street level, allowing for sunlight to fill the streetscape. This also allows for an even distribution of residential views to the Detroit River.



The architecture of the @water development will bring a scale and rhythm to activate the East Riverfront district.

The Parcels

@water NorthEast (5 stories, 142 residential units)

The Atwater North site is critical to establishing the identity of the East Riverfront District and should be the first development. We will offer amenities to attract the initial downtown residents and visitors. Development of the @water Lofts will initiate with construction on the eastern half of the Atwater North parcel. The site plan recognizes the importance of the corner location at Atwater and Riopelle Streets by providing twenty-one thousand square feet of street-level retail space, enough area to attract a variety of retail uses. Additionally, we have provided seven work/live residential units facing onto Riopelle Street to maximize the benefits of the dedicated park space immediately to the east. A total of 142 residential units will be built in a loft style affording residents a variety of floor plans, stunning views, hardwood floors and exposed brick surfaces.

@water NorthWest (5 stories, 167 residential units)

The second phase to be known as @water NorthWest will follow on the western half of the six acre site, with adjustments to unit design and pricing driven by the success of Phase I. This phase anticipates 167 residential units in a similar loft style as the previous phase. With the addition of this phase, we will create a 'pocket park' between Phase I and II for fourteen ground floor residential units. We envision a mid-block crossing on Atwater Street directly

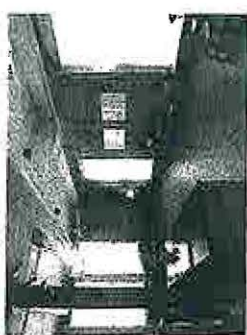
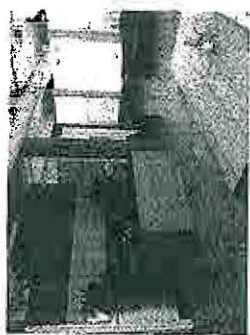
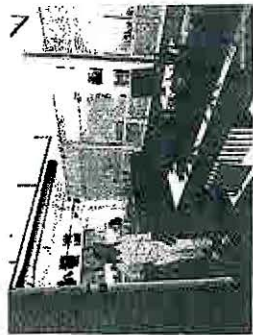
across from this pocket park to encourage pedestrian activity across the street. Vehicle access to the structured parking deck takes advantage of the Rivard Street access route, separating vehicle traffic from the active retail along Atwater Street. The residential units on levels 3-5 will enjoy an ample garden court with views of the Detroit River and the new state park.

@water South (5 stories, 171 residential units)

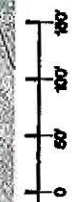
The Atwater South site will be developed last, offering the greatest number of residential units at a time when the East Riverfront District will be established as Detroit's premier neighborhood. Twenty-two thousand square feet of ground floor retail space is provided along the entire Atwater Street frontage. Vehicle entry to the two-story parking area is provided from a service drive on the east side of this site. Townhomes will flank the south side of the Atwater South parcel, creating a human scale for those cycling and walking in the future State Park between the water and the East Riverfront development, and simultaneously shielding the structured parking. Residents of these townhomes will share in the landscape amenities offered by the state's first urban park. On levels 3-5, the residents will enjoy an ample garden court with unrestricted views of sunrises and sunsets over the Detroit River, Canada and the new state park.

These combined buildings provide a wide variety of residential and retail spaces providing a diverse group of potential residents and proprietors many excellent choices. With Tri-Centennial State Park and Harbor serving as a front yard and unprecedented access to the Detroit RiverWalk connecting the Ambassador Bridge to the rich beauty of Belle Isle Park, the @water Lofts are truly the heart of it all.

On the following page we have included a preliminary project schedule to reflect our forecast for an entire sequence of development activities. However, Belmar/Hines does have the financial capacity to build out the development in fewer phases if the market dictates. For example, Atwater North could be built in a single phase, followed by Atwater South.



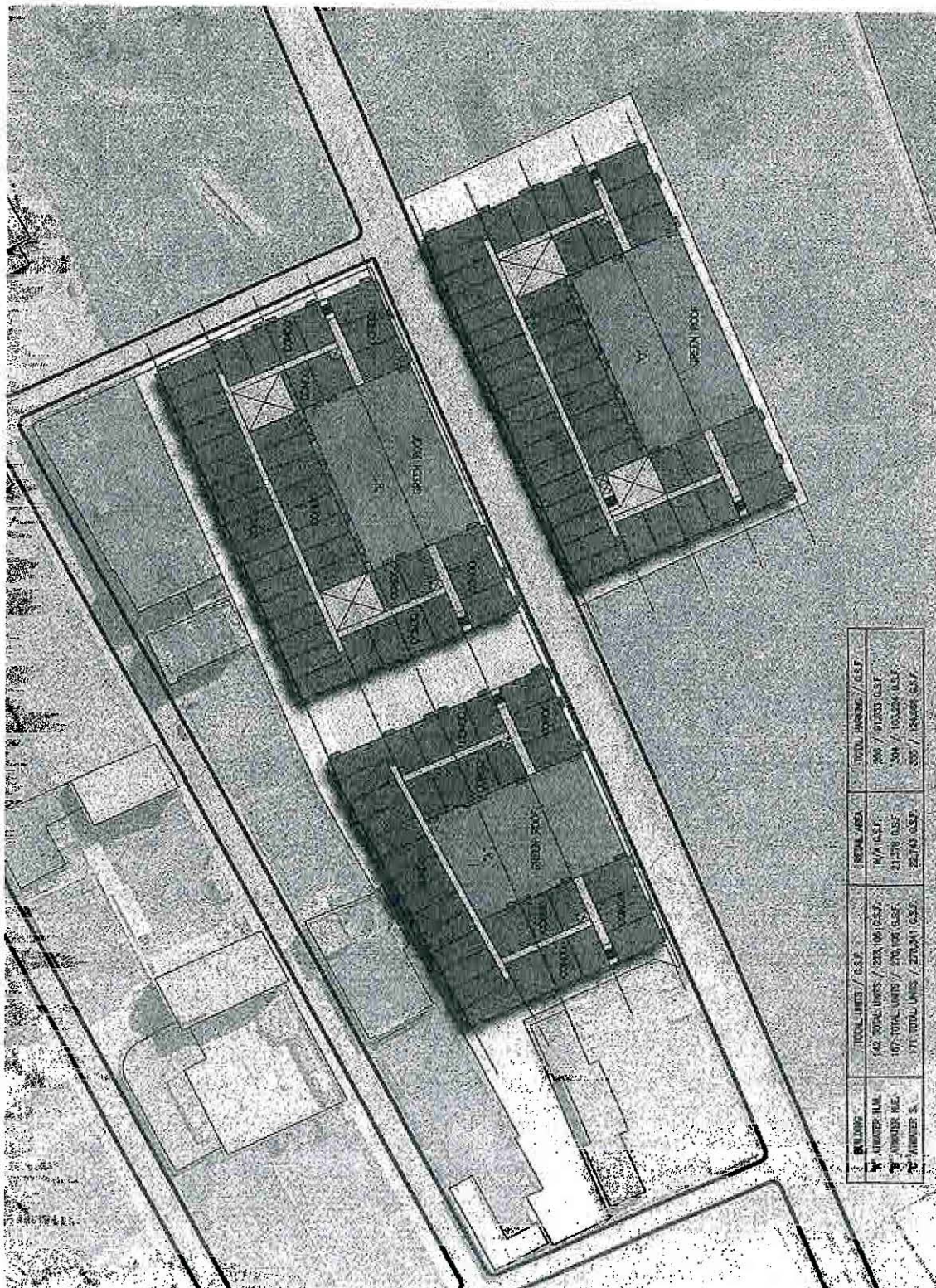
Hines



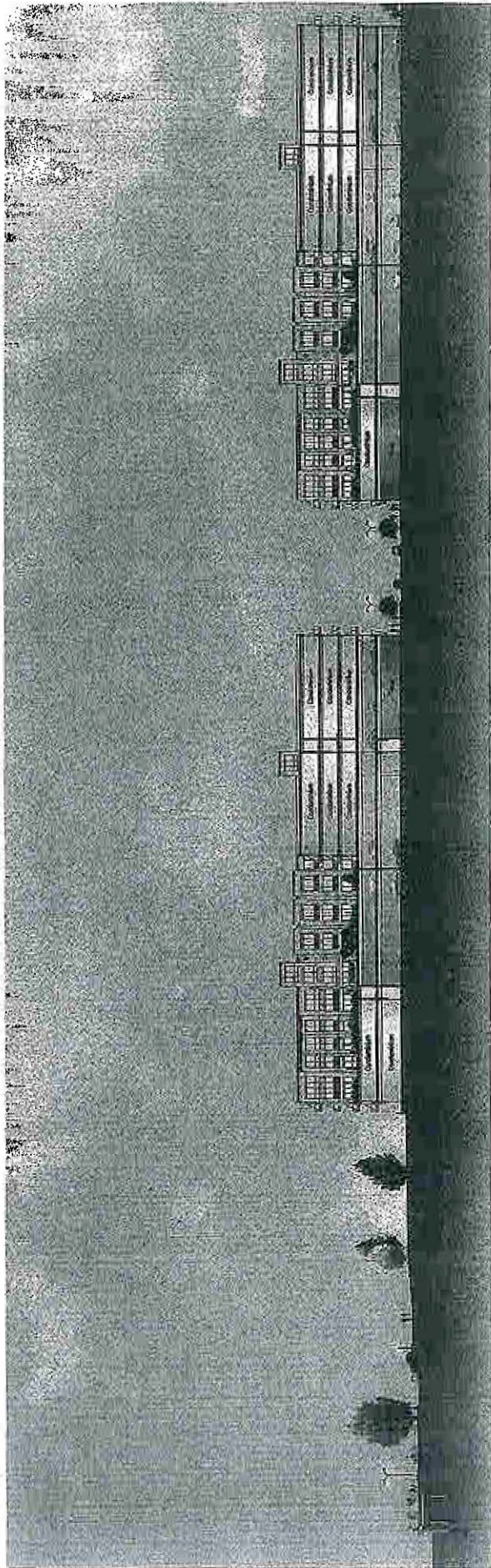
TYPICAL RESIDENTIAL LEVEL PLAN

Detroit, MI

lofts



BLDG	TOTAL UNITS / G.S.F.	TOTAL AREA	TOTAL PARKING / G.S.F.
1 - BUILDING	142 TOTAL UNITS / 223,106 G.S.F.	142,000 G.S.F.	200 / 97,000 G.S.F.
2 - BUILDING	107 TOTAL UNITS / 170,000 G.S.F.	107,000 G.S.F.	100 / 45,000 G.S.F.
3 - BUILDING	171 TOTAL UNITS / 270,000 G.S.F.	171,000 G.S.F.	100 / 45,000 G.S.F.



SECTION

Water

for more info visit us at

Detroit, MI



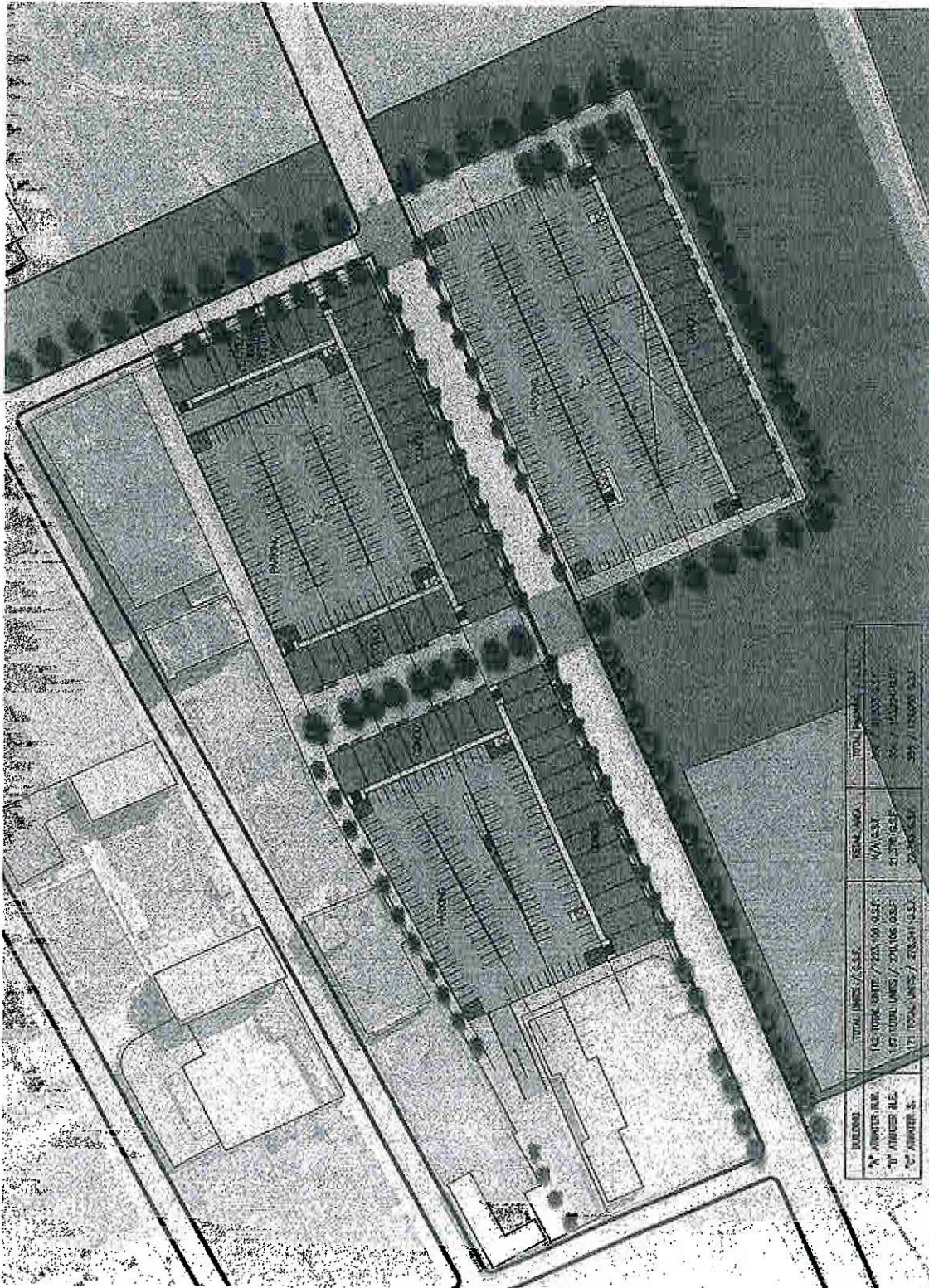
Hines



HINES DEVELOPMENT GROUP, LLC



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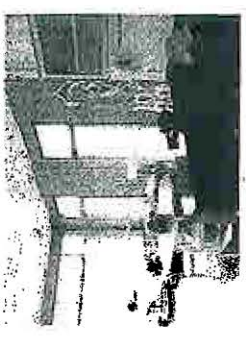
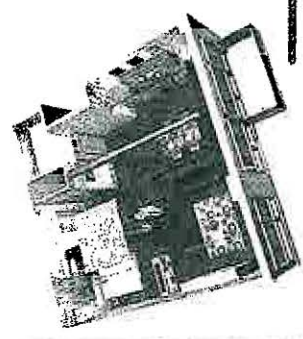


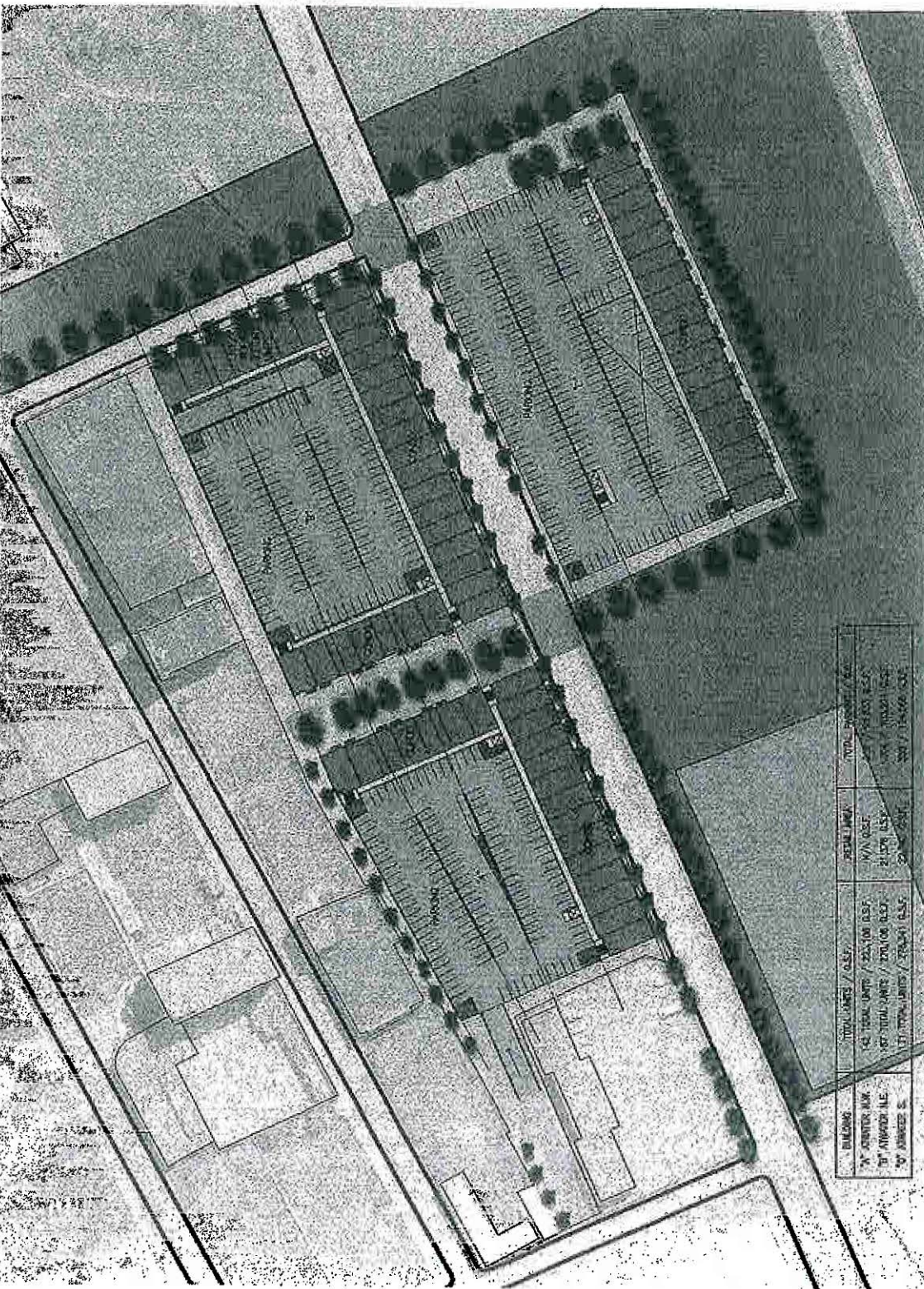
SECOND LEVEL PLAN

EXISTING	TOTAL UNITS / G.S.F.	RENTAL AREA	TOTAL PARKING
142 APARTMENT UNITS	224,100 G.S.F.	142,000 G.S.F.	1,100 SPACES
107 APARTMENT UNITS	271,100 G.S.F.	2,370 G.S.F.	100 SPACES
107 APARTMENT UNITS	271,100 G.S.F.	2,370 G.S.F.	100 SPACES

0 50 100 150
 Detroit, MI

Hines
 REAL ESTATE DEVELOPMENT GROUP, LLC
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SECOND LEVEL PLAN

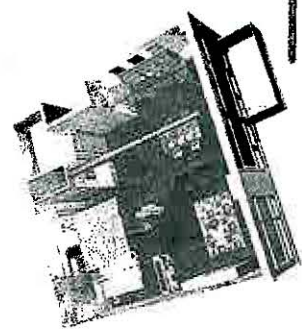
BUILDING	TOTAL UNITS / G.S.F.	RETAIL AREA	TOTAL PARKING / G.S.F.
"A" CENTER BLDG	42 TOWN UNITS / 221,000 G.S.F.	N/A G.S.F.	100 / 10,000 G.S.F.
"B" CENTER BLDG	42 TOWN UNITS / 221,000 G.S.F.	21,000 G.S.F.	100 / 10,000 G.S.F.
"C" CENTER BLDG	42 TOWN UNITS / 221,000 G.S.F.	21,000 G.S.F.	100 / 10,000 G.S.F.

Detroit, MI

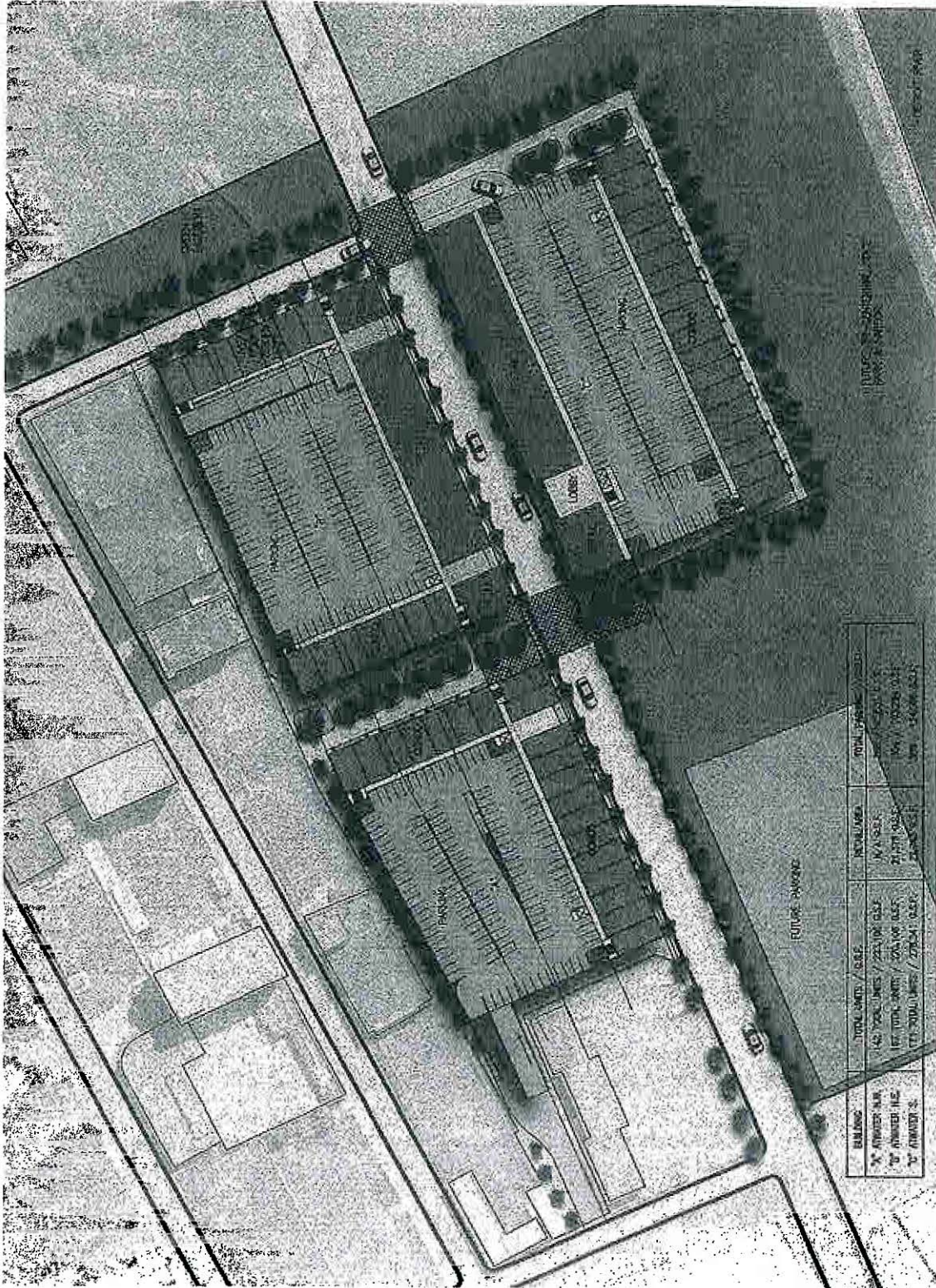


Hines

REAL ESTATE GROUP, LLC



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STREET LEVEL PLAN



Detroit, MI

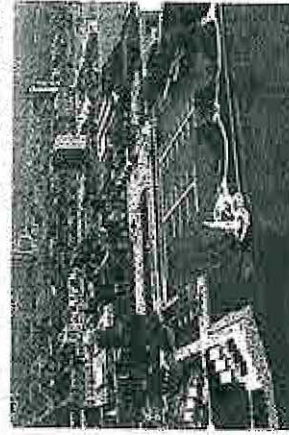
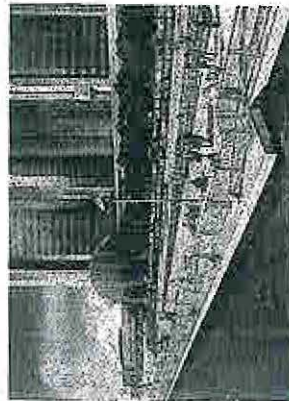
UNIT	TOTAL UNITS / G.S.E.	NET AREA	TOTAL PARKING / G.S.E.
1" APARTMENT	142 TOTAL UNITS / 224,100 G.S.E.	154,000	100
2" APARTMENT	167 TOTAL UNITS / 264,100 G.S.E.	21,771 G.S.E.	100
3" APARTMENT	77 TOTAL UNITS / 123,541 G.S.E.	23,635 G.S.E.	100

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SKEDAC	TOTAL UNITS / GSF	TOTAL AREA	TOTAL PARKING / GSF
144 UNITS / 1.4	144,000 GSF / 2,160,000 GSF	144,000 GSF	300 / 8,100 GSF
100 UNITS / 1.0	100,000 GSF / 1,500,000 GSF	100,000 GSF	200 / 5,000 GSF
100 UNITS / 1.0	100,000 GSF / 1,500,000 GSF	100,000 GSF	200 / 5,000 GSF

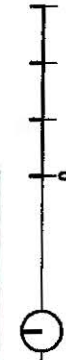
DETROIT RIVER



SITE PLAN



Detroit, MI



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ATTACHMENT

Previous Environmental Reports (CD)